

SITE PLAN FOR HIGHGATE FLAGSTAFF FLAGSTAFF, ARIZONA

LOCATED IN THE NE ¼ OF SECTION 15, TOWNSHIP
21 NORTH, RANGE 7 EAST, GILA AND SALT BASE
AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF,
ARIZONA

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY.
ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE
RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

CITY WATER SERVICE DIRECTOR

BY: _____ DATE: _____

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE
CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS
HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY
REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: RYAN WIESNER
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
RYAN.WIESNER@APS.COM
PHONE: (928) 773-6447

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN PARCELS D2 AND E AS SHOWN ON THE
APPROVED MCMILLAN MESA VILLAGE NRPP. ACCORDING TO NOTE 6 ON
SHEET 2 OF THE NRPP, IT IS ASSUMED THAT 0% OF THE TREE RESOURCES
ON EITHER PARCEL ARE TO BE PRESERVED.

IMPERVIOUS AREA SUMMARY

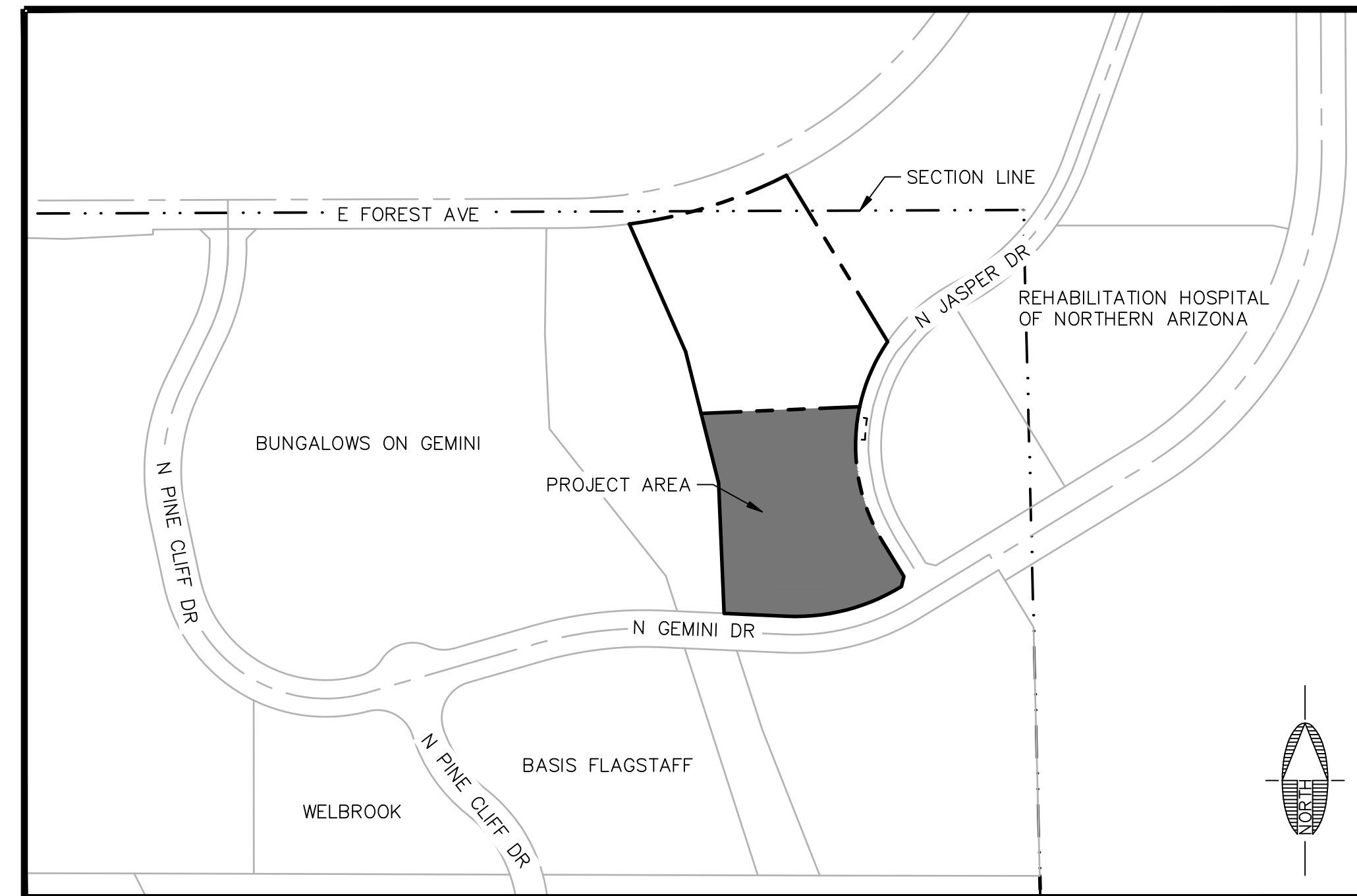
PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST-DEVELOPMENT IMPERVIOUS AREA = 84,846 SF

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP
#04005C6809G, EFFECTIVE SEPTEMBER 2, 2010. ZONE X IS DESCRIBED AS
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON ALTA/NSPS LAND
TITLE SURVEY PROVIDED BY SWI, DATED 4/19/2018.



VICINITY MAP
N.T.S.

PROJECT OWNER:

MMV DEVCO, LLC
RAINTREE CORPORATE CENTER
15300 N. 90TH STREET, STE. 200
SCOTTSDALE, AZ 85620
(480) 627-7000

PROJECT DEVELOPER:

BURON INC.
DAN STRINDEN
14203 WIDE HOLLOW ROAD
YAKIMA, WA 98908

PROJECT ARCHITECT:

TWM ARCHITECTS & PLANNERS
PAUL HARTMAN
1011 C STREET
SAN RAFAEL, CA 94901
(415) 472-5770 EXT. #39

PROJECT ENGINEER:

SHEPHARD WESNITZER INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY INFORMATION:

LATITUDE: 35°12'34" N LONGITUDE: 111°37'58" W

1831 N. JASPER DRIVE
FLAGSTAFF, AZ 86004

APN# 101-46-012 (±3.34 AC OF 6.76 AC)

EXISTING ZONING: RESEARCH & DEVELOPMENT (RD)
PROPOSED ZONING: COMMUNITY COMMERCIAL (CC)

LEGEND

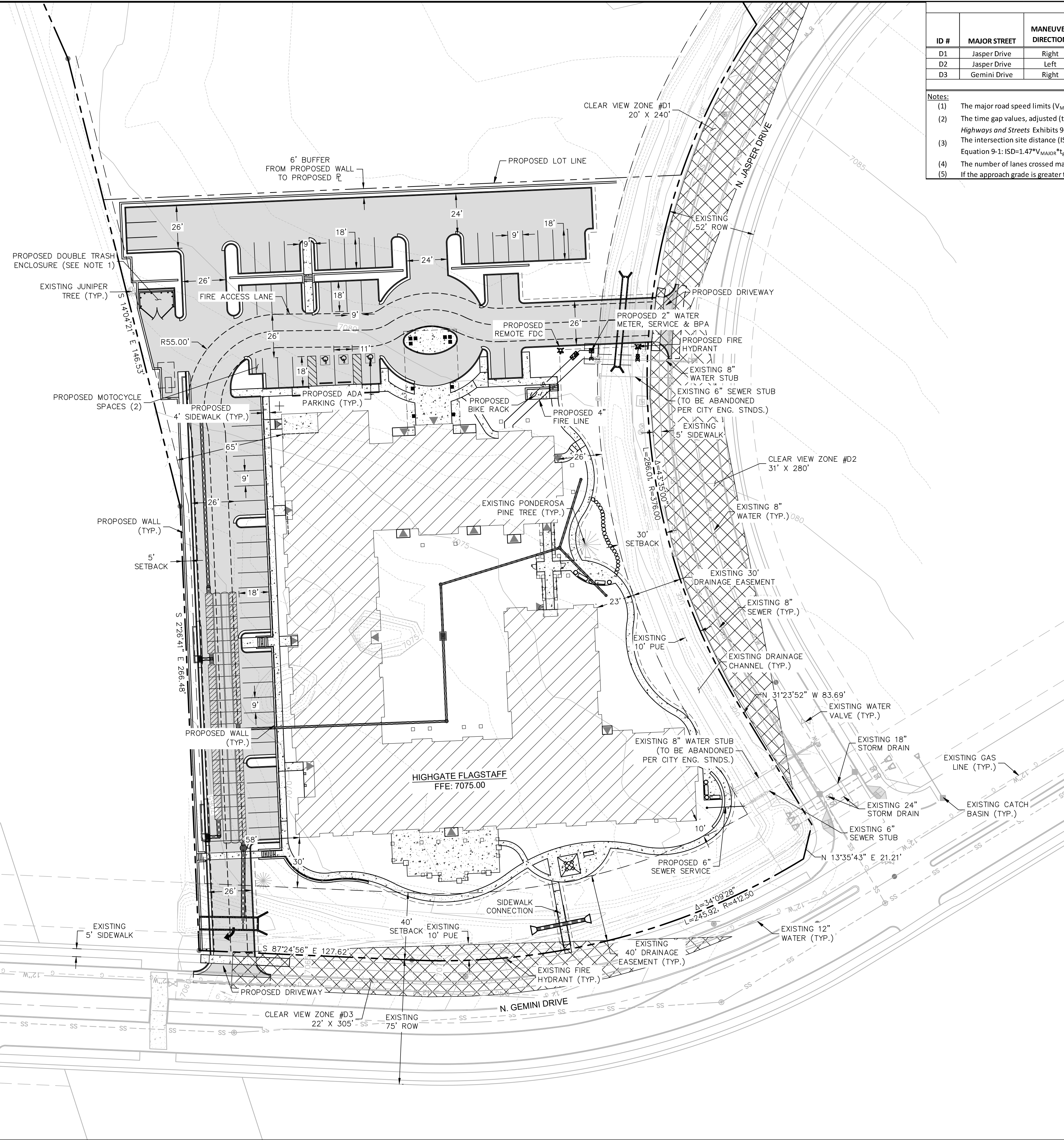
---	ROW	---	EX. LOT LINE
- - - -	EASEMENT	---	EX. EASEMENT
8"SS	GRAVITY SEWER LINE	---	EX. 100-YR FLOODPLAIN
8"W	PUBLIC WATER LINE	---	EX. INTERMEDIATE CONTOUR
---	STORM DRAIN PIPE	---	EX. INDEX CONTOUR
---	LOT BOUNDARY	---	EX. WATER LINE
⚡	FIRE HYDRANT	---	EX. SEWER LINE
W	WATER METER	---	EX. GAS
●	SEWER MANHOLE	---	EX. STORM DRAIN
●	STORM DRAIN MANHOLE	---	EX. UNDERGROUND UTIL.
■	STORM DRAIN GRATE	---	EX. OVERHEAD UTIL.
RPA	REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	---	SECTION LINE
⊗	GATE VALVE	---	EX. ROAD STRIPING
→	PROPOSED DRAINAGE FLOW	---	EX. WATER VALVE
□	PROPOSED UNDERGROUND STORMTECH SC-740 CHAMBERS FOR LID POND	---	EX. IRRIGATION
		---	EX. SIGNAGE
		---	EX. LIGHT POLE
		---	EX. ELECTRIC BOX
		---	EX. DRAINAGE FLOW

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

FLAGSTAFF ARIZONA	HIGHGATE FLAGSTAFF	COVER SHEET		
JOB NO: 18051	DATE: FEB 19	SCALE: AS SHOWN	DRAWN: KMB/BNP	CHECKED: SCL
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.org.com				
SWI Shephard Wesnitzer, Inc.				
NO.	REVISIONS	DESCRIPTION	DATE	BY
Call out least two full working days before you begin excavation.				
ARIZONA 801 Arizona Blue Stakes, Inc. (928-5348)				
DRAWING NO.		CVR		
SHT NO.	OF			
1	3			

PLOTTED: Feb 25, 2019 - 11:56pm

FILE: P:\2018\1805\DRAWINGS\SITE PLANS\SP-18051.DWG MBAYER



CLEAR VIEW ZONE CALCULATIONS											
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (V _{MAJOR}) ¹	TIME GAP t _g (unadjusted) ²	GRADE ≤ 3%	ACTUAL GRADE ³	MULTIPLE LANES	NO. OF LANES ⁴	TIME GAP t _g (adjusted) ²	INTERSECTION SIGHT DISTANCE (ISD) ⁵	STOPPING SIGHT DISTANCE (SSD)
D1	Jasper Drive	Right	25	6.5	Yes	2%	No	1	6.5	240	155
D2	Jasper Drive	Left	25	7.5	Yes	2%	No	2	8.0	280	155
D3	Gemini Drive	Right	30	6.5	No	7%	No	1	6.9	305	200

Notes:

- The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (t_g (adjusted) in seconds) and unadjusted (t_g (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection sight distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD = 1.47 * V_{MAJOR} * t_g
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
- If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

NOTES:

- TRASH BIN WILL BE ROLLED OUT OF ENCLOSURE TO THE SOUTH TO BE EASILY ACCESSED BY CITY TRASH TRUCK FOR PICK UP.

PROJECT DATA:

SITE ACREAGE = 145,328 SF / 3.34 AC

ASSISTED CARE FACILITY:

1ST FLOOR = 33,315 SF
 2ND FLOOR = 31,666 SF
 3RD FLOOR = 23,831 SF
 TOTAL = 88,812 SF

TOTAL UNITS = 80
 60 ASSISTED LIVING "MANOR" UNITS
 20 MEMORY CARE "COTTAGE" UNITS

BUILDING HEIGHT = 40' MAX
 PROPOSED BUILDING HEIGHT = 35'
 FAR = 2.5 MAX
 TOTAL BUILDING SQUARE FEET = 88,812 SF
 TOTAL GROUND FLOOR = 33,315 SF
 PROPOSED FAR = 0.61

LOT COVERAGE = 40% MAX
 PROPOSED LOT COVERAGE = 23%

PARKING:

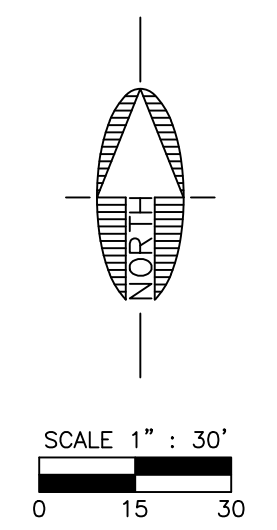
0.75 SPACES PER UNIT (45 SPACES REQUIRED*)
 *MEMORY CARE RESIDENTS CANNOT DRIVE
 1 SPACE PER EMPLOYEE (26 SPACES REQUIRED)

TOTAL PARKING REQUIRED = 71 SPACES
 PARKING REDUCTIONS = 1 SPACE FOR BIKE PARKING
 2 SPACES FOR MOTORCYCLE PARKING
 3 SPACES FOR PROXIMITY TO TRANSIT STOP (1/4 MILE)

TOTAL PARKING REQUIRED W/REDUCTION = 65 SPACES (WITH 3 ADA SPACES)
 TOTAL PARKING PROVIDED = 65 SPACES

TOTAL BIKE REQUIRED = 4 SPACES
 TOTAL BIKE PROVIDED = 4 SPACES

TOTAL MOTORCYCLE REQUIRED = 2 SPACES
 TOTAL MOTORCYCLE PROVIDED = 2 SPACES



PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

FLAGSTAFF ARIZONA

HIGHGATE FLAGSTAFF

CIVIL SITE PLAN

JOB NO: 18051 DATE: FEB 19 SCALE: AS SHOWN DRAWN: KMB/BNP DESIGN: KMB/BH CHECKED: SCI

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.coz.com

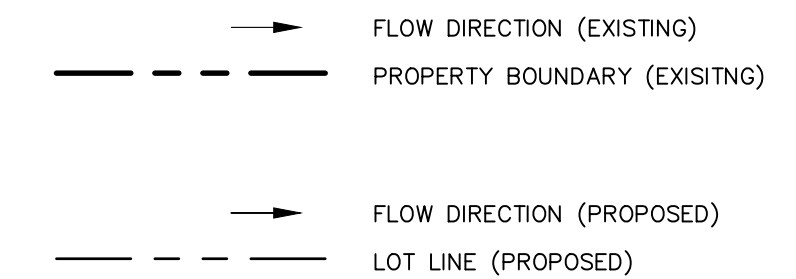
SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call or text before you begin excavation.
 ARIZONA 811
 Arizona Blue Stakes, Inc.
 888-8-1-1 or 1-800-514-1111 (722-5348)

DRAWING NO. **SP01**

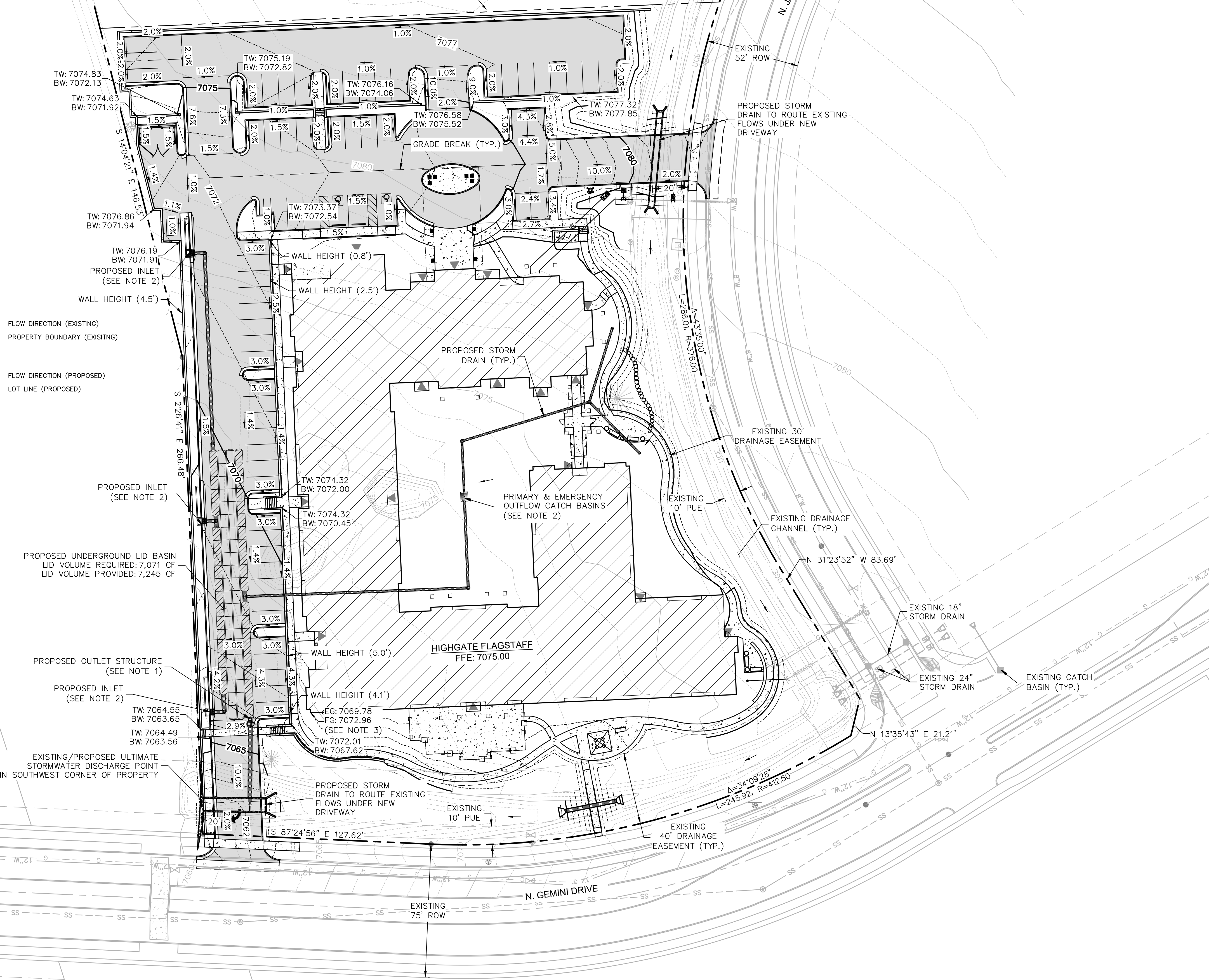
SHT NO. 2 OF 3



PROPOSED UNDERGROUND LID BASIN
LID VOLUME REQUIRED: 7,071 CF
LID VOLUME PROVIDED: 7,245 CF

PROPOSED OUTLET STRUCTURE
(SEE NOTE 1)
PROPOSED INLET
(SEE NOTE 2)

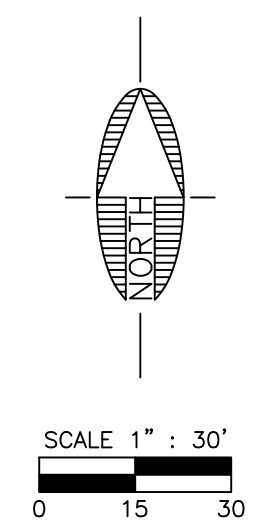
EXISTING/PROPOSED ULTIMATE
STORMWATER DISCHARGE POINT
IN SOUTHWEST CORNER OF PROPERTY



Site Plan Impervious Areas & LID Analysis			
Basin ID	Site Area (sf)	Total impervious area for LID (sf)	LID required depth (ft)
1	145,328	84,846	0.08
		Required 1" LID volume based on impervious gross area (cf)	7,071

1. Gross required 1" LID volume is for impervious area including streets, parking, sidewalks and buildings.

- NOTES:
1. OUTLET STRUCTURE WILL BE DESIGNED TO RETAIN THE REQUIRED LID VOLUME. AN OUTFLOW WEIR WILL ALLOW HIGHER FLOWS TO OVERTOP A WEIR AND DISCHARGE INTO THE GEMINI ROADSIDE DITCH.
 2. LOCATION AND SIZE OF CATCH BASINS WILL BE DETERMINED WITH CONSTRUCTION PLANS.
 3. PER THE MCWILLAN MESA SPECIFIC PLAN, THE MAXIMUM BUILDING HEIGHT ALLOWED IS 40 FEET FROM EXISTING OR PROPOSED GRADE, WHICHEVER YIELDS THE GREATEST HEIGHT. THE FINISHED GRADE IS 5 FEET HIGHER THAN EXISTING GRADE; THEREFORE, THE PROPOSED BUILDING HEIGHT IS 35 FEET.



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

FLAGSTAFF ARIZONA

HIGHGATE FLAGSTAFF

GRADING AND DRAINAGE PLAN

JOB NO: 18051
DATE: FEB 19
SCALE: AS SHOWN
DRAWN: KMB/CHP
DESIGN: KMB/BH
CHECKED: SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.biz

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 801
Arizona Blue Stakes, Inc.
008 8-1-1 or 1-800-514-1111 (782-5348)

DRAWING NO. **GD01**

SHT NO. 3 OF 3